



TRAFFORD
COUNCIL

**Proposed Changes in relation to the
Regional Centre and Inner Areas
Boundaries**

02 June 2011

Introduction

Following discussion at Hearing Session 1 of the Core Strategy Examination the Inspector requested that the Council re-consider its approach to the Regional Centre and Inner Areas Boundaries. Following the reconsideration of this matter the Council prepared a paper (CD12.70) which set out two options for the Regional Centre boundary and four for the Inner Areas boundary. The document also detailed which boundaries were the Council's preferred options. This document was subject to a period of consultation between 18th April and 9th May 2011.

Following the closure of this consultation period and the consideration of the responses, a report was considered by the Council's Executive on 23rd May 2011. At that meeting the Executive That the Executive resolved to approve the additional wording and detailed boundaries related to the Regional Centre and Inner Areas as outlined in CD12.70.

At the Examination session on 25th May 2011, the Inspector requested that the Council clarify the position in relation to the proposed changes, including any consequential changes to other policies in the Plan and to the Proposals Map and submit these changes to the Examination.

The proposed changes are set out below and will supersede those previously submitted to the Inspector by way of S300.01. Consequential changes as a result of the above changes are set out as S300.42.

Please note that as a result of these proposed changes Figure 1 will be removed from the Core Strategy and replaced by the inset Proposals' Map contained at Appendix 1 of the Core Strategy and detailed below; there will be consequential changes to the numbering of all other Appendices.

Suggested Change S300.41 as detailed in the suggested Changes Schedule (CD 12.4).

Core Strategy Publication Document (CD 6.2.1)

Paragraph 2.11

The Regional Centre is the primary economic driver of the Manchester City Region, ensuring that the Regional Centre continues to provide the main focus for business, retail, leisure, cultural and tourism development in the City Region. In Trafford, Pomona, Wharfside (including Mediacity:uk and the Manchester United stadium) all play a significant role in one or more of these types of development and provide opportunities for growth in these sectors. Whilst [RSS recognised that these parts of Trafford are included within the Regional Centre, a precise boundary was not offered in that Plan.](#)

New Paragraph 2.12

[In RSS \(2008\) the Regional Centre of Manchester City Region was defined as comprising Manchester City Centre and Central Park to the East, the higher Education Precinct and Central Manchester Hospitals to the south, and Salford University, Salford Quays, Trafford Wharfside and Pomona Docks to the West. A precise boundary was not offered in that Plan.](#)

~~2.12~~ 2.13

Proposals for residential development in the Regional Centre will be acceptable when they are part of mixed use employment schemes, comprising a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre. Additionally the expansion of the knowledge economy throughout the Regional Centre is a priority.

~~2.13~~ 2.14

The Inner Areas will be a focus for residential development, securing a significant increase in their population to support major regeneration activity and the improvement of community facilities and the creation of sustainable mixed communities, appealing to a broad range of new and existing residents.

New paragraph 2.15

[RSS \(2008\) Policy MCR2 offered no detailed boundary but stated that the Inner Areas surrounding the Regional Centre comprise of North Manchester, East Manchester and Central Manchester regeneration areas, Trafford Park, North Trafford and Central Salford. The expansion of the knowledge based economy will be a priority in the area which stretches from University of Salford in the West to Piccadilly Station in the east, via the Higher Education Precinct and the Central Manchester Hospitals campus.](#)

~~2.14~~ 2.16

Within the southern part of the City Region, economic development will be focused in the towns and on brown-field land to meet local needs and regeneration priorities. Similarly in this area residential development will meet

local needs and support local regeneration strategies.

~~2.15~~ 2.17

~~These boundaries will be detailed on the Proposals' Map as set out in Appendix 2.~~

~~Given that these sub-areas are not wholly within Trafford, the Council has worked in partnership with its neighbouring authorities of Manchester and Salford to define these areas. Figure 1 details the boundary for both the Regional Centre and Inner Areas, within Trafford. This will be detailed within the Land Allocations DPD and illustrated on the Proposals Map accordingly.~~

Suggested Change 300.42 as detailed in the suggested Changes Schedule (CD 12.4).

Core Strategy Publication Document (CD 6.2.1)

Policy L1.6

Table L1 demonstrates that approximately ~~30%~~ 40% of the land to be released will be within the Regional Centre and the Inner Area ~~and of the remaining 70%~~ 60% within the South City Region area. ~~W~~Within the South City Region area half ~~of the land to be released~~ will support key regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres **(200.14)**.

L1.7

An indicative 80% target proportion of new housing provision to use brown-field land and buildings over the Plan period has been set. To achieve this, the Council will release previously developed land ~~before~~ and sustainable urban area **(S300.36)** green-field land, in the following order of priority:

- Firstly, ~~derelict, vacant or under-used~~ land within the Regional Centre and Inner Areas;
- Secondly, ~~similar such~~ land ~~outside the Regional Centre and Inner Areas~~ that can be shown to contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres, and,
- Thirdly ~~other such~~ land ~~outside the Regional Centre and Inner Areas~~ that can be shown to be of benefit to the achievement of the wider Plan objectives set out in ~~Section B~~ Chapters 4 and 5 of this Plan. **(200.15)**

L1.8

The proposed scale and phasing of development set out in policy table L1 assumes the operation of normal market conditions throughout. Should regular monitoring reveal a significant (in excess of 20%) under-performance in the delivery of development as proposed in Table L1, the Council will seek to determine the reasons for the under-performance and take development management action to augment the supply of deliverable

sites to improve performance. In circumstances where market conditions are perceived to have changed significantly, a review of the housing delivery proposals of the policy will be considered. Where the regular monitoring reveals a significant (in excess of 10%) under-performance against the indicative previously developed brown-field land use target set in L1.7 above, the Council similarly will seek to determine the reasons for the underperformance and take development management action to accelerate the delivery of development, firstly on previously developed sites with planning permission or allocated for development, to raise performance. Until such time as monitoring evidence indicates that the previously developed land use under-performance has been reduced to an acceptable level by the measures taken, the Council may reject applications for the development of green-field sites where the overall delivery of new housing is not jeopardised (S300.36).

~~It should be noted that the scale and phasing set out in this Policy is based upon historical trends under normal market conditions. Therefore, even if it should become apparent, through monitoring, that build rates have fallen to such a level that phasing targets are not being met, it is possible that development proposals not in accordance with this policy would still be found premature (S300.36).~~

L1.9

The development of green-field land outside the urban area will only be considered favourably where it can be demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release, the Council's 5-year housing land supply target could not be delivered. (S300.36)

[Addition to Core Strategy Appendix 2 – Inset Proposals' Map](#)

